HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Calgary CMA

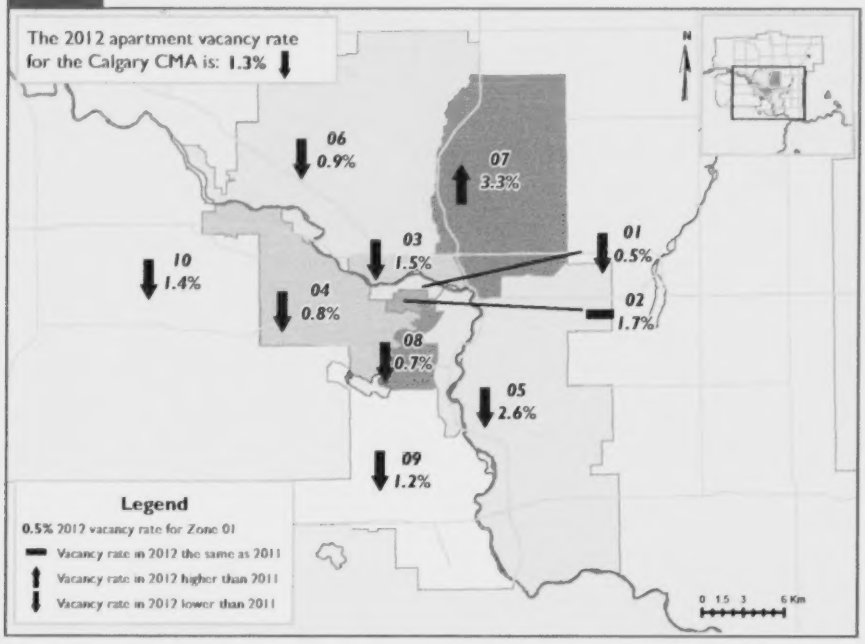
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The apartment vacancy rate in the Calgary CMA declined to 1.3 in October 2012, down from 1.9 per cent in October 2011.
- Average rent for a two-bedroom apartment unit was $1,150 per month in October 2012.
- In rental structures common to both the 2011 and 2012 surveys, the year-over-year change in the average rent for a two-bedroom apartment in October 2012 was 5.9 per cent.
- The vacancy rate for row (townhouse) rentals was 0.9 per cent in 2012, down from 2.0 per cent a year earlier.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Calgary Rental Market Survey

Vacancy rates move lower in 2012

In the Calgary Census Metropolitan Area (CMA), the apartment vacancy rate[1] in October 2012 declined for the third consecutive year. Apartment vacancies averaged 1.3 per cent in CMHC's October survey, down from 1.9 per cent in the previous year. Employment growth and higher incomes, supported by Calgary's expanding economy, continued to attract migrants and increased demand for rental units. A reduction in the supply of rental units also contributed to lower vacancies this year.

The apartment vacancy rate in most zones in Calgary declined from the previous year. Areas close to the downtown where there is a high concentration of employers continued to have among the lowest vacancy rates in the City. The vacancy rate in the Downtown zone reached 0.5 per cent in October 2012, down from 1.0 per cent in October 2011. Zones that experienced the largest change from the previous year were in the Northwest, Chinook and Other centres, declining 1.6, 1.8, and 2.2 percentage points, respectively.

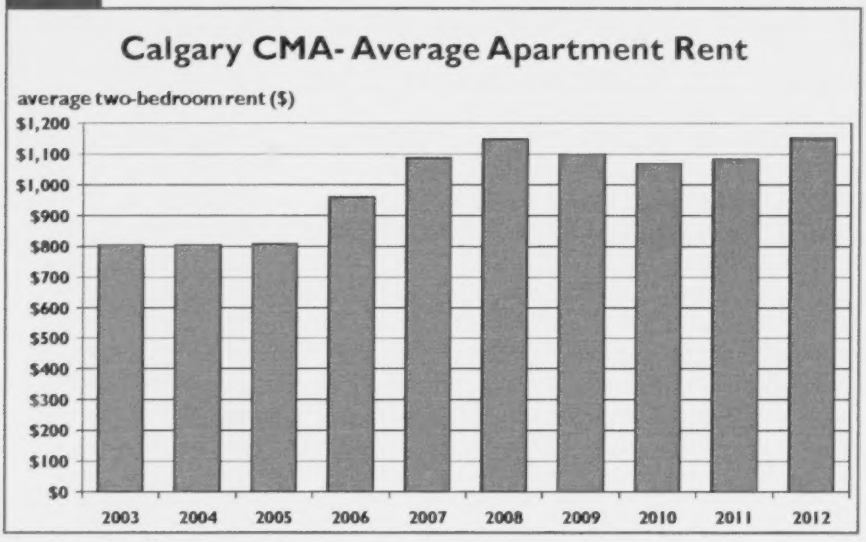
In CMHC's 2012 October survey, vacancies for all apartment bedroom types declined from 2011. Three-or-more bedroom units reported the largest change, decreasing to 1.5 per cent in October 2012 from 3.3 per cent in October 2011. The vacancy rate for two-bedroom units also had a vacancy rate of 1.5 per cent, down 0.5 percentage points from a year earlier. Bachelor and one-bedroom units both had a vacancy rate of 1.1 per cent, representing a decline from 1.9

Figure 2

Source: CMHC, October Survey

[1] Based on privately-initiated rental apartment structures of three or more units.

Figure 3



Source: CMHC, October Survey

and 1.8 per cent from October 2011, respectively.

Vacancy rates for smaller structures declined from the previous year, while vacancies for larger structures remained relatively stable. The vacancy rate in structures of three-to-five units decreased from 3.3 per cent in October 2011 to 1.7 per cent in October 2012. Structures of three-to-five and six-to-nineteen recorded the largest decline in the vacancy rate compared to other structure sizes. Vacancies for structures between 50-to-99 units averaged 1.8 per cent, relatively unchanged from the previous year. Likewise, the vacancy rate for structures with 100 or more units also remained stable, averaging 1.2 per cent in October 2012.

Vacancies declined for all structure age ranges with the exception of structures built between 1990 and 1999. For apartment rental units constructed prior to 1960, the vacancy rate was 0.8 per cent in October 2012, down from 2.8 per cent a year earlier. The vacancy rate for newer apartment rental units, which include units constructed in 2000 or later, declined from 3.4 per cent in 2011 to 1.8 per cent in 2012. Vacancies rose to two per cent among structures built between 1990 and 1999, up from 0.3 per cent in the previous year.

Average rents increase as vacancies decline

The strong demand for rental accommodations combined with lower vacancies has led to an increase in rental rates in Calgary. Same-sample rents[2] for all apartment units increased 6.1 per cent in October 2012, following a 1.8 per cent rise in the previous year. Bachelor units posted a gain of 7.4 per cent compared to 1.9 per cent in October 2011, while two-bedroom units recorded an increase of 5.9 per cent, also up from 1.9 per cent in the previous year. The average same-sample rent for three-bedroom units increased 4.2 per cent from a year earlier. The two-bedroom rent in the Calgary CMA averaged $1,150 in October 2012.

Average two-bedroom rents increased for most zones in the Calgary CMA compared to a year earlier. The Downtown and Beltline had among the highest average two-bedroom rents in the Calgary CMA at $1,240 and $1,222 in October 2012, respectively. In general, buildings in this zone are highly desired, especially from renters who work in the downtown area. As such, renters are willing to pay more to live in this area. The Southeast and Other Centres recorded the lowest two-bedroom rents averaging $998 and $1,005, respectively.

On a same-sample basis, the average rent for two-bedroom apartments rose in all zones in the Calgary CMA. In addition, for many of the zones, the rate of increase was stronger compared to a year earlier. For two-bedroom units, the average rent rose 5.9 per cent this October compared to 1.9 per cent in the previous year. The Northeast reported one of the largest increases at 8.6 per cent in October 2012, up from 1.5 per cent a year earlier. In the Beltline and Fish Creek, the same-sample average two-bedroom rent rose 6.6 and 6.7 per cent, respectively. Chinook had one of the lowest increases in the two-bedroom average rent at 3.5 per cent in 2012 after rising 4.7 per cent in 2011.

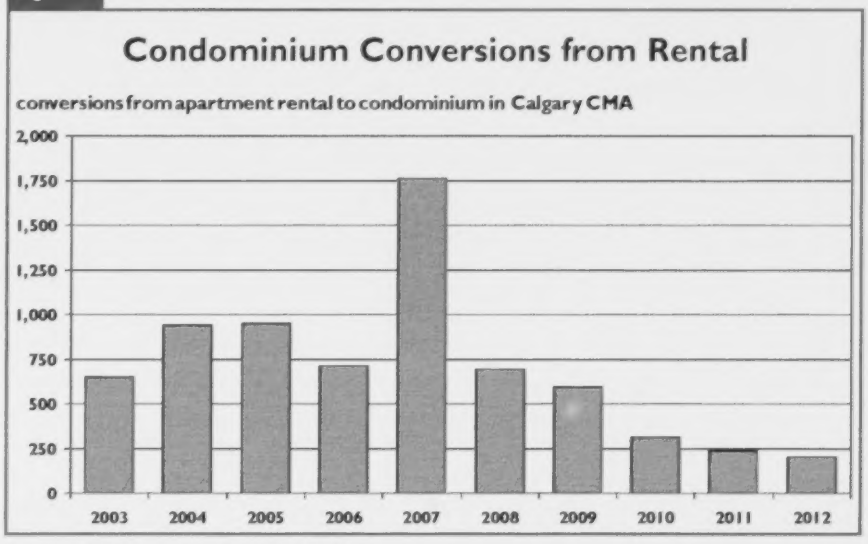
[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2011 and 2012 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Rental apartment universe declines in 2012

CMHC's 2012 October survey included 34,212 apartment rental units in the Calgary CMA, compared to 34,814 in 2011. The purpose-built rental apartment universe has been declining for years due to both permanent and temporary factors. Permanent changes include demolitions and condominium conversions, while temporary changes include units undergoing repairs or renovations. The decline in the rental apartment universe can mainly be attributed to condominium conversions outpacing the number of newly completed rental units. The Beltline had the largest rental apartment universe at 8,614 units, followed by the Downtown at 4,628 units, and the Northwest at 4,596 units. Unlike the other zones in the Calgary CMA, the rental apartment universe in Fish Creek and Other Centres did not experience a decline from the previous year. In the City of Calgary, the rental apartment universe was 33,775 units in October 2012, down 605 units from 34,380 units in October 2011.

Rental apartment construction has increased in 2012. Some developers have found an incentive to start more rental projects in the Calgary CMA as vacancies have moved lower and average rents have increased. After nine months, 346 market rental apartment units were started, up from four units during the same period in 2011. However, the introduction of these units may not result in any noticeable net gains to the universe as rental apartment units are also removed every year due to condominium conversions. In the 12-month period ending October 2012, there were 203 condominium apartment conversions in 2012. This compares to 70 rental apartment completions during the same time.

Figure 4



Source: CMHC, 12-month ending October

Availability rates decline due to higher demand

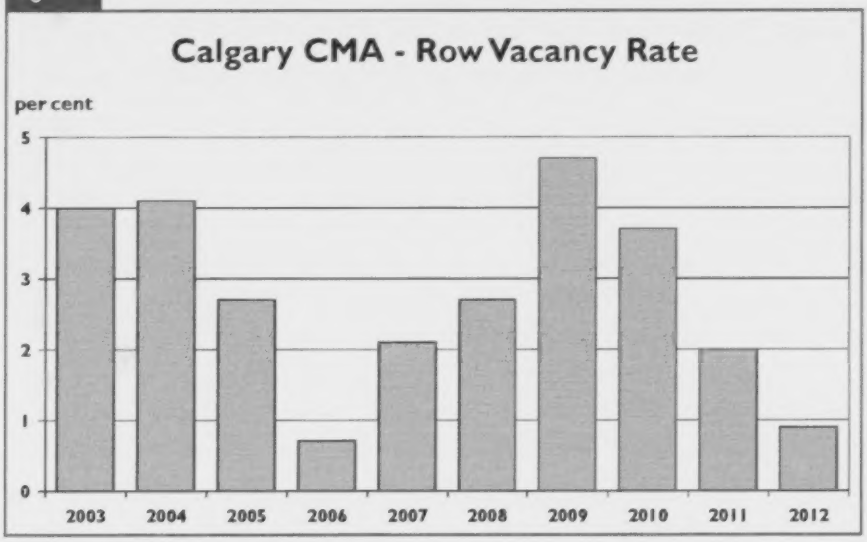
The overall apartment availability rate[3] in the Calgary CMA was 2.6 per cent in October 2012, down from 3.2 per cent in October 2011. The Southeast and Northeast zones reported the highest availability rate at 4.3 and 4.2 per cent, respectively. The largest change in the availability rate was in Chinook, declining 2.9 percentage points from 4.9 per cent in 2011 to two per cent in 2012. The availability rate was the lowest in Downtown, averaging 1.4 per cent compared to three per cent in the previous year. Within the City of Calgary, the availability rate decreased from 3.2 per cent in October 2011 to 2.6 per cent in October 2012.

Row (townhouse) vacancies move lower

Along with rental apartment units, row units also saw vacancies decline from the previous year. In October 2012, the row vacancy rate as reported in CMHC's survey was 0.9 per cent in the Calgary CMA, down from two per cent in 2011. There were no vacancies in North Hill and Chinook while the Southwest had the highest vacancy rate at 2.6 per cent. North Hill and the Southeast experienced the largest change in the vacancy rate from a year earlier, declining 2.4 and 1.9 percentage points, respectively.

[3] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

Figure 5



Source: CMHC, October Survey

The Calgary CMA had 3,878 units in the row rental universe in October 2012 compared to 3,843 units in October 2011. The Northwest zone had the highest number of row rental units at 1,394, comparable to the previous year. Conversely, the zones that had the lowest number of units were the Downtown, Other Centres, and Beltline with zero, 10 and 16 units, respectively. The row rental universe in the Southwest zone had the largest increase from 190 units in 2011 to 228 in 2012, representing a rise of 38 units.

Row (townhouse) rents increase

Row rental rates for all bedroom types averaged $1,137 in October 2012. The lowest average rents were in North Hill at $954 per month compared to $956 in October 2011. The Northeast and Chinook zones had among the highest average rents at $1,190 and $1,181, respectively.

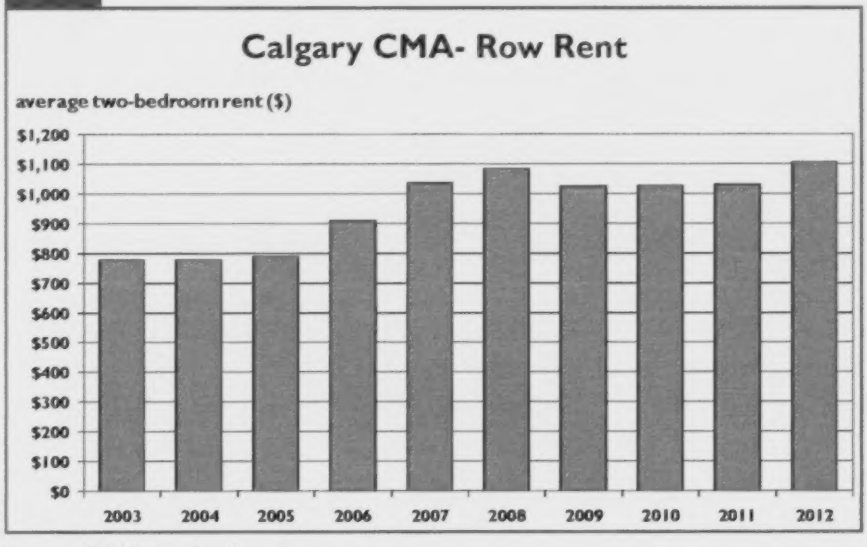
On a same-sample basis, the overall average row rent rose 5.7 per cent from October 2011 to October 2012. Fish Creek witnessed the largest increase at 8.5 per cent, following a decline of two per cent in the previous year. Conversely, the Southeast had one of the lowest rental rate increases at 3.4 per cent.

Rental Market Outlook

Vacancies expected to remain low

The economy in Calgary is expected to sustain demand for rental units over the forecast period. Landlords and property owners will continue to see interest in their rental units in 2013 as employers expand their payrolls and as people look for a place to call home after moving from another region. Employment opportunities, high wages, and comparatively low unemployment rates will be one of many reasons that attract people to Calgary. The vacancy rate in October 2013 is forecast to remain below two per cent after reaching 1.3 per cent in October 2012. While vacancies in the purpose-built market remain relatively low, the secondary rental market will provide an alternative for tenants looking for a place to live as it has grown over the years.

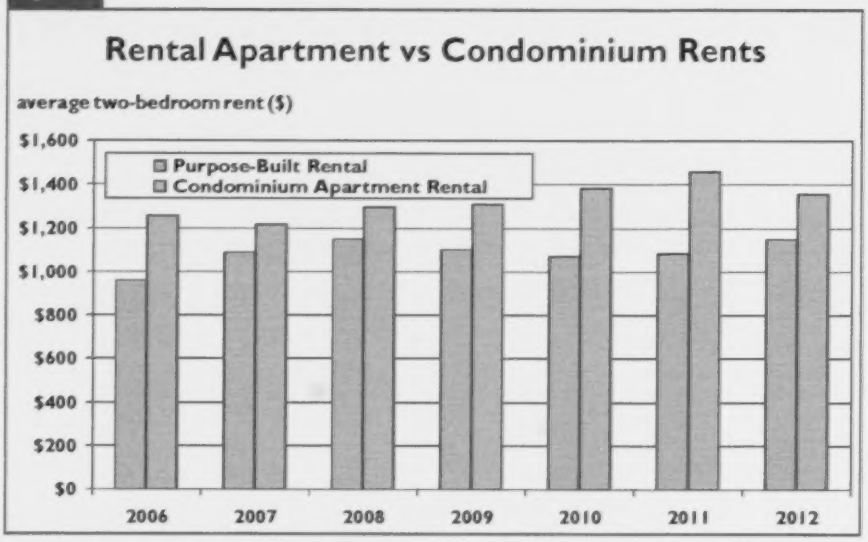
Figure 6



Source: CMHC, October Survey

Due to low vacancies, fewer incentives will be needed to fill vacant units compared to previous years as demand for rental units remains elevated. As such, upward pressure on average rents is expected to extend into 2013. The rise in rental rates will also help landlords offset any rising maintenance costs. The average two-bedroom rent is forecast to increase $50 per month from $1,150 in October 2011 to $1,200 in October 2012, reaching a new high.

Figure 7



Source: CMHC, October Survey

Secondary Rental Market Survey

CMHC collects information on apartment rental condominium units, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey[4].

Secondary Rental Market Survey: Condominium Apartments

Condominium vacancies decline in 2012

Vacancies for rental condominium apartments declined to 2.1 per cent in October 2012, down from 5.7 per cent in October 2011. Demand for rental accommodations in both the purpose-built as well as the secondary rental market has been supported by continued growth in Calgary's economy. The condominium apartment vacancy rate in the Core was 1.4 per cent, down from 5.7 per cent a year earlier. In the West and East areas, the rental condominium vacancy rate was 2.7 and 2.8 per cent, respectively.

Condominium average rents

The condominium rent in CMHC's 2012 survey averaged $1,288 per month in October compared to $1,378 in 2011. Condominium apartment rents are typically higher compared to units in the purpose-built rental market as the buildings are generally newer and may include additional amenities such as a fitness centre, entertainment room, and heated underground parking. The West had an average condominium rent of $1,163 in October 2012 while the East had an average rent of $1,107 per month. The average condominium rent in the Core was $1,471 in 2012 compared to $1,521 a year earlier.

Condominium rental universe

The condominium apartment universe reached 47,156 units in 2012, up from 42,361 in 2011. The highest number of rental units was in the West at 22,631 units, followed by the Core at 18,797 units. Of the 47,156 units in the condominium rental universe, 30 per cent or 14,313 units were identified as rentals. This represents the highest percentage of rental units in the condominium apartment universe since 2006 when the survey was first introduced. The percentage of condominium rental units in the Core was 32 per cent in October 2012 compared to 28.2 per cent in

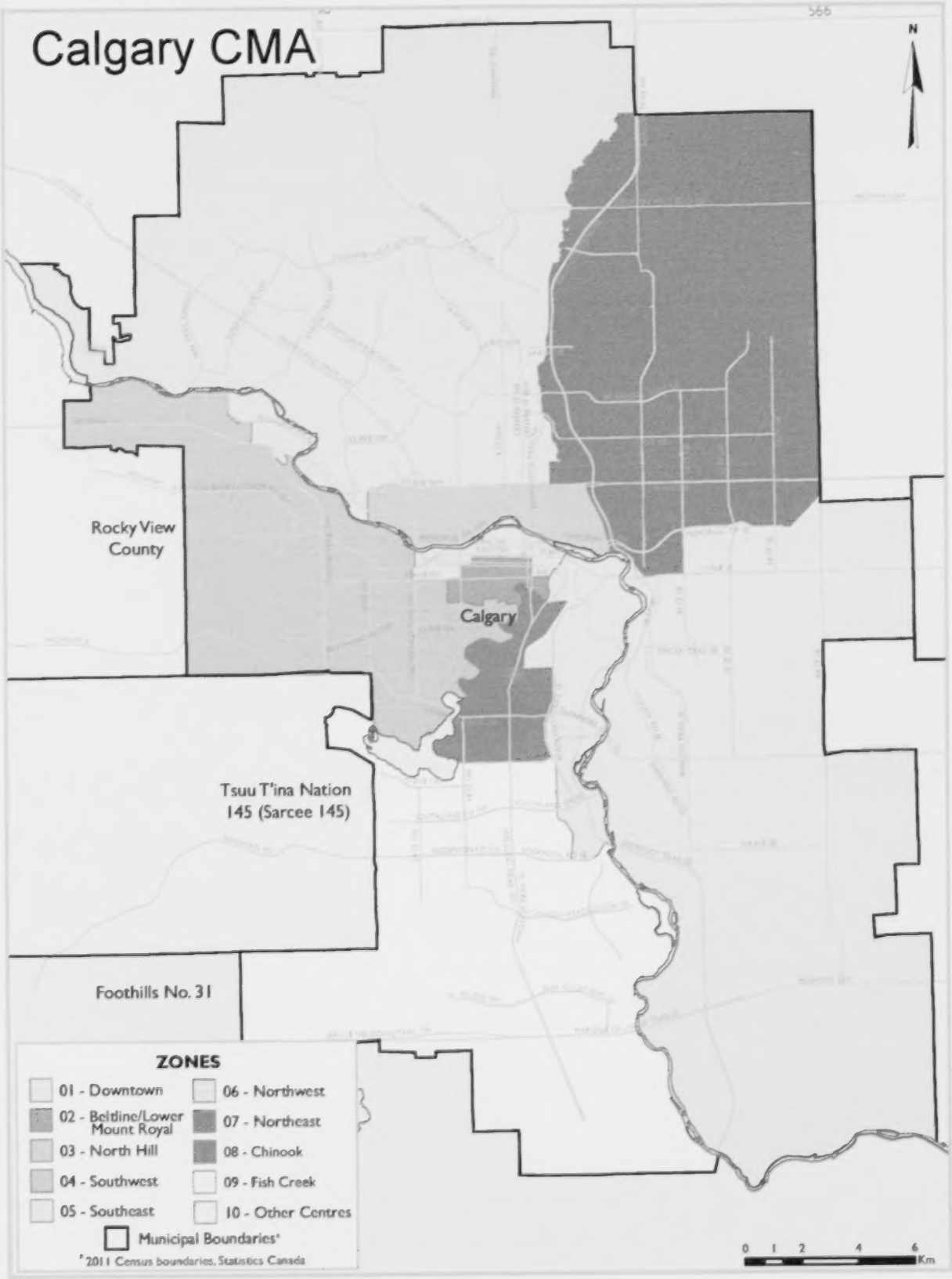
[4] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

October 2011. In the East, 22 per cent of the condominium universe was identified as rental units.

Secondary Rental Market Survey: Other Dwellings

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. The number of renter households in the other secondary rental market totalled 55,355 in October 2012 compared to 54,878 in 2011. Single-detached rented dwellings were estimated at 17,007 households while accessory suites reached 11,815 households. The largest segment of other secondary rental units was from the semi-detached, row, and duplex dwellings, amounting to 26,533 units collectively.

The overall average rent for all other secondary rental units in October 2012 was relatively unchanged from the previous year at $1,151. The average rent for accessory suites was $940, while semi-detached, row and duplex dwelling types averaged $1,052 per month. Single-detached units recorded the highest average rent at $1,465 compared to $1,384 in October 2011.


Calgary CMA
N
Rocky View County
Calgary
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 1 2 4 6 Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	**	1.9	0.6	0.4	1.8	0.5	4.2	**	1.0	0.5
Zone 2 - Beltline	1.1	1.1	1.8	1.5	1.7	2.2	**	1.6	1.7	1.7
Zone 3 - North Hill	**	1.3	2.2	1.3	2.3	1.8	**	2.7	2.2	1.5
Zone 4 - Southwest	**	0.0	1.9	1.0	2.1	0.7	0.0	1.5	1.9	0.8
Zone 5 - Southeast	0.0	2.2	3.4	3.6	3.0	1.5	2.4	3.9	3.0	2.6
Zone 6 - Northwest	**	**	2.0	0.4	2.3	1.2	4.6	1.2	2.5	0.9
Zone 7 - Northeast	**	**	2.7	2.5	1.6	4.1	0.9	0.0	2.0	3.3
Zone 8 - Chinook	0.0	0.0	2.3	0.9	2.2	0.4	13.2	1.3	2.5	0.7
Zone 9 - Fish Creek	0.0	0.0	1.3	1.0	1.8	1.4	2.2	0.8	1.6	1.2
Calgary City (Zones 1-9)	1.9	1.1	1.8	1.1	2.0	1.5	3.1	1.5	1.9	1.3
Zone 10 - Other Centres	0.0	**	5.4	2.9	2.0	1.1	10.8	**	3.6	1.4
Calgary CMA	**1.9**	**1.1**	**1.8**	**1.1**	**2.0**	**1.5**	**3.3**	**1.5**	**1.9**	**1.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	677	910	956	1,024	1,214	1,240	1,282	1,345	1,036	1,089
Zone 2 - Beltline	722	785	885	955	1,133	1,222	1,658	1,655	957	1,041
Zone 3 - North Hill	687	724	811	849	987	1,051	1,095	1,086	880	927
Zone 4 - Southwest	693	691	870	942	1,031	1,102	1,140	1,159	953	1,019
Zone 5 - Southeast	586	680	877	941	947	998	886	907	902	956
Zone 6 - Northwest	623	637	904	943	1,065	1,107	1,040	1,013	988	1,024
Zone 7 - Northeast	n/s	**	900	974	1,046	1,148	1,018	1,239	1,000	1,091
Zone 8 - Chinook	785	795	915	936	1,100	1,146	1,169	1,207	1,008	1,037
Zone 9 - Fish Creek	758	893	973	1,026	1,121	1,194	1,088	1,141	1,063	1,125
Calgary City (Zones 1-9)	707	780	900	958	1,087	1,152	1,082	1,098	979	1,040
Zone 10 - Other Centres	626	**	840	861	944	1,005	925	1,013	900	948
Calgary CMA	**705**	**776**	**899**	**958**	**1,084**	**1,150**	**1,077**	**1,096**	**978**	**1,039**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	152	151	3,024	2,998	1,506	1,459	22	20	4,704	4,628
Zone 2 - Beltline	724	662	5,049	4,922	2,990	2,971	58	59	8,821	8,614
Zone 3 - North Hill	97	96	1,769	1,719	1,187	1,134	84	77	3,137	3,026
Zone 4 - Southwest	151	148	1,602	1,614	1,749	1,725	277	237	3,779	3,724
Zone 5 - Southeast	52	48	563	559	683	682	178	178	1,476	1,467
Zone 6 - Northwest	96	72	1,866	1,822	2,246	2,194	513	508	4,721	4,596
Zone 7 - Northeast	8	8	665	667	1,101	1,103	89	80	1,863	1,858
Zone 8 - Chinook	30	33	1,290	1,273	1,155	1,126	69	72	2,544	2,504
Zone 9 - Fish Creek	35	35	1,145	1,137	1,919	1,944	236	242	3,335	3,358
Calgary City (Zones 1-9)	1,345	1,253	16,973	16,711	14,536	14,338	1,526	1,473	34,380	33,775
Zone 10 - Other Centres	22	22	115	115	260	263	37	37	434	437
Calgary CMA	**1,367**	**1,275**	**17,088**	**16,826**	**14,796**	**14,601**	**1,563**	**1,510**	**34,814**	**34,212**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	**	1.9	2.6	1.3	4.1	1.4	4.2	**	3.0	1.4
Zone 2 - Beltline	2.5	2.4	3.5	3.3	2.8	3.8	**	3.1	3.2	3.4
Zone 3 - North Hill	**	1.3	2.3	2.8	2.4	2.6	**	4.1	2.3	2.7
Zone 4 - Southwest	**	4.1	3.3	2.7	3.5	2.1	**	2.2	3.3	2.4
Zone 5 - Southeast	0.0	4.6	4.8	5.2	5.4	3.3	2.4	5.6	4.6	4.3
Zone 6 - Northwest	**	**	3.2	0.8	3.3	2.5	5.3	**	3.5	1.9
Zone 7 - Northeast	**	**	2.9	3.1	2.8	5.1	0.9	0.0	2.8	4.2
Zone 8 - Chinook	0.0	3.0	5.2	1.7	4.1	2.3	13.2	1.3	4.9	2.0
Zone 9 - Fish Creek	0.0	0.0	1.9	2.3	2.4	2.6	3.1	2.5	2.3	2.4
Calgary City (Zones 1-9)	2.7	2.6	3.2	2.4	3.2	2.8	3.8	2.7	3.2	2.6
Zone 10 - Other Centres	0.0	**	5.4	5.7	2.8	2.2	13.5	**	4.3	2.9
Calgary CMA	**2.7**	**2.5**	**3.2**	**2.4**	**3.2**	**2.8**	**4.1**	**2.6**	**3.2**	**2.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Downtown	**	++	1.6	8.3	1.2	5.6	1.9	5.2	1.3	7.6
Zone 2 - Beltline	++	5.2	0.9	6.6	1.7	6.6	++	2.3	1.6	6.1
Zone 3 - North Hill	++	++	++	5.0	++	5.6	**	2.6	++	5.4
Zone 4 - Southwest	++	**	2.8	6.1	2.7	5.8	++	++	2.3	6.0
Zone 5 - Southeast	++	**	1.4	7.5	1.2	5.9	5.2	5.0	2.3	6.0
Zone 6 - Northwest	++	++	2.2	5.3	2.5	5.0	1.7	2.0	2.3	4.9
Zone 7 - Northeast	n/s	n/s	1.5	6.3	1.5	8.6	++	**	1.4	8.5
Zone 8 - Chinook	5.6	6.9	4.2	4.6	4.7	3.5	1.8	6.6	3.7	4.4
Zone 9 - Fish Creek	**	**	1.4	5.3	1.1	6.7	0.6	++	1.1	6.2
Calgary City (Zones 1-9)	1.9	7.4	1.8	6.2	1.9	5.9	++	4.1	1.7	6.1
Zone 10 - Other Centres	**	**	2.9	3.6	2.1	5.3	-0.3	8.5	2.0	5.5
Calgary CMA	**1.9**	**7.4**	**1.8**	**6.2**	**1.9**	**5.9**	**++**	**4.2**	**1.8**	**6.1**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA										
Pre 1960	**	**	2.5	0.7	3.3	0.6	**	**	2.8	0.8
1960 - 1974	1.8	0.8	1.3	0.8	1.8	0.9	3.4	1.6	1.6	0.9
1975 - 1989	1.4	0.8	2.5	1.6	1.9	2.2	3.1	1.3	2.2	1.9
1990 - 1999	n/u	n/u	**	**	0.5	0.4	**	**	0.3	2.0
2000+	n/u	n/u	2.5	2.7	4.1	1.1	**	n/s	3.4	1.8
Total	1.9	1.1	1.8	1.1	2.0	1.5	3.3	1.5	1.9	1.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA										
Pre 1960	679	712	844	885	1,033	1,090	n/s	**	881	936
1960 - 1974	725	787	890	944	1,071	1,124	1,113	1,132	955	1,010
1975 - 1989	693	782	905	974	1,064	1,142	1,026	1,045	991	1,059
1990 - 1999	n/u	n/u	1,034	1,065	1,214	1,293	**	**	1,173	1,242
2000+	n/u	n/u	1,165	1,272	1,441	1,561	**	n/s	1,320	1,434
Total	705	776	899	958	1,084	1,150	1,077	1,096	978	1,039

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA										
3 to 5 Units	**	0.0	1.7	1.1	3.4	1.6	3.6	2.1	3.3	1.7
6 to 19 Units	1.7	2.1	2.9	1.3	2.9	1.5	0.7	0.0	2.8	1.4
20 to 49 Units	2.0	0.5	1.9	1.2	1.8	1.1	2.7	0.5	1.9	1.1
50 to 99 Units	0.0	0.9	1.4	1.1	2.1	2.6	1.2	0.0	1.7	1.8
100+ Units	1.3	0.4	0.7	1.0	1.2	1.4	4.7	1.1	1.0	1.2
Total	1.9	1.1	1.8	1.1	2.0	1.5	3.3	1.5	1.9	1.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA										
3 to 5 Units	585	626	732	779	886	927	946	967	882	920
6 to 19 Units	665	689	788	823	965	1,016	1,252	1,247	835	881
20 to 49 Units	727	770	893	950	1,073	1,136	1,190	1,241	972	1,031
50 to 99 Units	766	860	947	999	1,127	1,197	1,392	1,427	1,037	1,099
100+ Units	880	907	1,010	1,074	1,219	1,273	1,324	1,339	1,108	1,163
Total	705	776	899	958	1,084	1,150	1,077	1,096	978	1,039

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA										
LT $600	0.5	0.0	**	0.0	**	**	**	**	**	0.0
$600 - $749	3.4	1.7	2.4	1.9	0.0	0.0	**	**	2.8	1.7
$750 - $899	1.0	0.5	2.7	1.0	3.4	2.0	1.8	**	2.7	1.2
$900 - $1049	**	0.4	1.3	0.9	2.5	1.3	1.5	1.2	1.8	1.1
$1050 - $1199	n/s	2.0	0.9	1.8	1.6	1.0	**	2.2	1.5	1.4
$1200+	n/s	**	2.6	1.6	2.1	2.3	3.3	0.6	2.2	2.1
Total	1.9	1.1	1.8	1.1	2.0	1.5	3.3	1.5	1.9	1.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	6.7	0.0	**	**	2.4	0.0
Zone 4 - Southwest	**	**	**	**	**	4.9	**	0.9	**	2.6
Zone 5 - Southeast	n/u	n/u	0.0	**	3.0	0.4	2.3	1.0	2.6	0.7
Zone 6 - Northwest	**	**	0.0	0.0	2.4	0.4	1.6	1.4	2.0	0.8
Zone 7 - Northeast	n/u	n/u	n/u	n/u	1.4	0.8	1.2	1.0	1.3	0.9
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	0.0	0.0
Zone 9 - Fish Creek	**	**	**	**	0.6	0.6	4.4	1.9	1.4	0.9
Calgary City (Zones 1-9)	0.0	0.0	4.0	0.7	2.0	0.7	1.9	1.2	2.0	0.9
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0**	**0.0**	**4.0**	**0.7**	**2.0**	**0.7**	**1.9**	**1.2**	**2.0**	**0.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	n/s	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	931	1,118	**	**	956	954
Zone 4 - Southwest	n/s	n/s	**	**	1,053	1,195	1,137	1,139	1,050	1,149
Zone 5 - Southeast	n/u	n/u	**	**	1,102	1,130	1,157	1,195	1,122	1,163
Zone 6 - Northwest	**	**	758	806	1,005	1,079	1,123	1,180	1,042	1,105
Zone 7 - Northeast	n/u	n/u	n/u	n/u	1,065	1,121	1,186	1,240	1,134	1,190
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	1,181
Zone 9 - Fish Creek	**	**	**	**	1,008	1,102	1,099	1,151	1,029	1,110
Calgary City (Zones 1-9)	**	**	826	879	1,031	1,106	1,149	1,198	1,073	1,137
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	**826**	**879**	**1,031**	**1,105**	**1,149**	**1,198**	**1,073**	**1,137**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	0	0	0	0	0	0	0	0	0	0
Zone 2 - Beltline	0	0	2	3	6	6	7	7	15	16
Zone 3 - North Hill	0	0	14	14	15	15	12	7	41	36
Zone 4 - Southwest	1	1	17	17	94	103	78	107	190	228
Zone 5 - Southeast	0	0	15	3	265	265	301	302	581	570
Zone 6 - Northwest	1	1	66	66	744	744	585	583	1,396	1,394
Zone 7 - Northeast	0	0	0	0	367	373	486	494	853	867
Zone 8 - Chinook	0	0	0	0	27	27	27	27	54	54
Zone 9 - Fish Creek	2	2	35	35	508	508	158	158	703	703
Calgary City (Zones 1-9)	4	4	149	138	2,026	2,041	1,654	1,685	3,833	3,868
Zone 10 - Other Centres	0	0	0	0	10	10	0	0	10	10
Calgary CMA	**4**	**4**	**149**	**138**	**2,036**	**2,051**	**1,654**	**1,685**	**3,843**	**3,878**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	6.7	0.0	**	**	2.4	0.0
Zone 4 - Southwest	**	**	**	**	**	5.8	**	2.8	**	3.9
Zone 5 - Southeast	n/u	n/u	0.0	**	3.8	1.9	3.0	2.6	3.3	2.3
Zone 6 - Northwest	**	**	0.0	0.0	3.1	1.9	2.6	2.4	2.7	2.0
Zone 7 - Northeast	n/u	n/u	n/u	n/u	2.7	0.8	2.7	1.6	2.7	1.3
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	3.7	3.7
Zone 9 - Fish Creek	**	**	**	**	1.4	1.8	4.4	5.1	2.0	2.4
Calgary City (Zones 1-9)	0.0	0.0	4.0	0.7	3.2	1.9	2.8	2.5	3.0	2.1
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0**	**0.0**	**4.0**	**0.7**	**3.1**	**1.9**	**2.8**	**2.5**	**3.0**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	5.3	**	**	**	3.4	**
Zone 4 - Southwest	n/s	n/s	**	**	++	3.9	++	++	++	**
Zone 5 - Southeast	n/u	n/u	**	**	2.8	2.0	2.2	3.2	2.4	3.4
Zone 6 - Northwest	**	**	++	6.0	++	5.4	**	3.8	++	5.2
Zone 7 - Northeast	n/u	n/u	n/u	n/u	1.8	5.4	1.1	3.7	1.3	5.5
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	-2.6	9.7	++	4.8	-2.0	8.5
Calgary City (Zones 1-9)	**	**	++	5.2	0.5	5.9	++	3.7	++	5.7
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	++	5.2	0.5	5.9	++	3.7	++	5.7

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	**	1.9	0.6	0.4	1.8	0.5	4.2	**	1.0	0.5
Zone 2 - Beltline	1.1	1.1	1.8	1.5	1.7	2.2	**	1.4	1.7	1.7
Zone 3 - North Hill	**	1.3	2.2	1.3	2.4	1.8	**	2.5	2.2	1.5
Zone 4 - Southwest	**	0.0	2.3	1.0	2.3	0.9	0.4	1.3	2.2	0.9
Zone 5 - Southeast	0.0	2.2	3.3	3.6	3.0	1.2	2.4	2.1	2.9	2.1
Zone 6 - Northwest	**	**	1.9	0.4	2.3	1.0	3.0	1.3	2.4	0.9
Zone 7 - Northeast	**	**	2.7	2.5	1.5	3.3	1.2	0.9	1.8	2.6
Zone 8 - Chinook	0.0	0.0	2.3	0.9	2.1	0.4	9.9	1.0	2.5	0.6
Zone 9 - Fish Creek	0.0	0.0	1.3	0.9	1.5	1.3	3.1	1.3	1.6	1.2
Calgary City (Zones 1-9)	1.9	1.1	1.8	1.1	2.0	1.4	2.5	1.3	1.9	1.3
Zone 10 - Other Centres	0.0	**	5.4	2.9	1.9	1.1	10.8	**	3.5	1.4
Calgary CMA	1.8	1.1	1.8	1.1	2.0	1.4	2.6	1.3	2.0	1.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	677	910	956	1,024	1,214	1,240	1,282	1,345	1,036	1,089
Zone 2 - Beltline	722	785	885	955	1,134	1,222	1,653	1,651	958	1,042
Zone 3 - North Hill	687	724	811	849	986	1,052	1,104	1,078	881	927
Zone 4 - Southwest	693	691	869	942	1,032	1,107	1,139	1,153	957	1,026
Zone 5 - Southeast	586	680	873	940	991	1,035	1,053	1,086	964	1,014
Zone 6 - Northwest	623	634	899	938	1,050	1,100	1,086	1,097	1,000	1,043
Zone 7 - Northeast	n/s	**	900	974	1,050	1,142	1,161	1,240	1,042	1,122
Zone 8 - Chinook	785	795	915	936	1,096	1,145	1,159	1,223	1,007	1,040
Zone 9 - Fish Creek	756	888	975	1,027	1,098	1,174	1,093	1,145	1,057	1,123
Calgary City (Zones 1-9)	707	779	899	958	1,080	1,147	1,118	1,151	988	1,050
Zone 10 - Other Centres	626	**	840	861	944	1,003	925	1,013	901	948
Calgary CMA	**705**	**776**	**899**	**957**	**1,078**	**1,144**	**1,116**	**1,150**	**987**	**1,049**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	152	151	3,024	2,998	1,506	1,459	22	20	4,704	4,628
Zone 2 - Beltline	724	662	5,051	4,925	2,996	2,977	65	66	8,836	8,630
Zone 3 - North Hill	97	96	1,783	1,733	1,202	1,149	96	84	3,178	3,062
Zone 4 - Southwest	152	149	1,619	1,631	1,843	1,828	355	344	3,969	3,952
Zone 5 - Southeast	52	48	578	562	948	947	479	480	2,057	2,037
Zone 6 - Northwest	97	73	1,932	1,888	2,990	2,938	1,098	1,091	6,117	5,990
Zone 7 - Northeast	8	8	665	667	1,468	1,476	575	574	2,716	2,725
Zone 8 - Chinook	30	33	1,290	1,273	1,182	1,153	96	99	2,598	2,558
Zone 9 - Fish Creek	37	37	1,180	1,172	2,427	2,452	394	400	4,038	4,061
Calgary City (Zones 1-9)	1,349	1,257	17,122	16,849	16,562	16,379	3,180	3,158	38,213	37,643
Zone 10 - Other Centres	22	22	115	115	270	273	37	37	444	447
Calgary CMA	**1,371**	**1,279**	**17,237**	**16,964**	**16,832**	**16,652**	**3,217**	**3,195**	**38,657**	**38,090**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Downtown	**	1.9	2.6	1.3	4.1	1.4	4.2	**	3.0	1.4
Zone 2 - Beltline	2.5	2.4	3.5	3.3	2.8	3.8	3.5	2.8	3.2	3.4
Zone 3 - North Hill	**	1.3	2.3	2.8	2.5	2.6	**	3.8	2.3	2.7
Zone 4 - Southwest	**	4.0	3.7	2.7	3.9	2.3	**	2.4	3.6	2.5
Zone 5 - Southeast	0.0	4.6	4.7	5.2	4.9	2.9	2.8	3.8	4.2	3.8
Zone 6 - Northwest	**	**	3.0	0.8	3.3	2.3	3.9	2.4	3.3	1.9
Zone 7 - Northeast	**	**	2.9	3.1	2.8	4.0	2.3	1.4	2.8	3.2
Zone 8 - Chinook	0.0	3.0	5.2	1.7	4.2	2.4	9.9	2.0	4.9	2.0
Zone 9 - Fish Creek	0.0	0.0	1.8	2.2	2.2	2.4	3.6	3.5	2.2	2.4
Calgary City (Zones 1-9)	2.7	2.6	3.2	2.4	3.2	2.7	3.3	2.6	3.2	2.6
Zone 10 - Other Centres	0.0	**	5.4	5.7	2.7	2.2	13.5	**	4.2	2.8
Calgary CMA	**2.6**	**2.5**	**3.2**	**2.4**	**3.2**	**2.7**	**3.4**	**2.5**	**3.2**	**2.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Downtown	**	++	1.6	8.3	1.2	5.6	1.9	5.2	1.3	7.6
Zone 2 - Beltline	++	5.2	0.9	6.6	1.8	6.6	++	2.3	1.6	6.1
Zone 3 - North Hill	++	++	++	4.9	++	5.7	++	++	++	5.4
Zone 4 - Southwest	++	**	2.7	6.2	2.6	5.7	++	**	2.2	5.8
Zone 5 - Southeast	++	**	1.6	7.4	1.7	4.7	3.5	3.9	2.3	5.3
Zone 6 - Northwest	**	++	2.2	5.3	1.8	5.1	++	3.1	1.6	5.0
Zone 7 - Northeast	n/s	n/s	1.5	6.3	1.6	7.5	1.0	4.2	1.4	7.2
Zone 8 - Chinook	5.6	6.9	4.2	4.6	4.7	3.8	1.6	6.9	3.6	4.7
Zone 9 - Fish Creek	**	**	1.3	5.1	++	7.3	++	**	0.5	6.7
Calgary City (Zones 1-9)	2.0	7.3	1.7	6.2	1.8	5.9	++	4.0	1.6	6.0
Zone 10 - Other Centres	**	**	2.9	3.6	2.0	5.2	-0.3	8.5	1.9	5.4
Calgary CMA	**2.0**	**7.3**	**1.8**	**6.2**	**1.8**	**5.9**	**++**	**4.0**	**1.6**	**6.0**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Calgary CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Core	5.7	1.4	1.6	1.3
West	5.9	2.7	2.2	0.9
East	**	2.8	2.5	2.8
Calgary CMA	**5.7**	**2.1**	**1.9**	**1.3**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Calgary CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	800	**	958	**	1,192	**	1,343
West	**	726	931	958	**	1,136	**	1,082
East	**	665	**	950	**	1,081	**	1,007
Calgary CMA	****	**776**	**1,170**	**958**	**1,355**	**1,150**	****	**1,096**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Core	**	**	1,339	**	**	**	**	**	1,521	1,471
West	**	**	1,137	931	1,312	**	**	**	1,243	1,163
East	**	**	**	**	1,202	**	**	**	1,202	1,107
Calgary CMA	**	**	1,270	1,170	1,460	1,355	**	**	1,378	1,288

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA				
3 to 24 Units	**	2.0	2.8	1.4
25 to 49 Units	4.8	0.9	1.8	1.1
50 to 74 Units	**	1.6	1.6	2.1
75 to 99 Units	**	4.9	1.7	1.1
100+ Units	5.2	2.3	1.0	1.2
Total	5.7	2.1	1.9	1.3

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Calgary CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Core	16,430	18,797	4,639	6,020	28.2	32.0	5.7	1.4
West	20,741	22,631	5,366	**	25.9	**	5.9	2.7
East	5,190	5,728	1,092	1,260	21.0	22.0	**	2.8
Calgary CMA	**42,361**	**47,156**	**11,106**	**14,313**	**26.2**	**30.4**	**5.7**	**2.1**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Calgary CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA								
3 to 24 Units	3,512	4,038	1,102	1,436	31.4	35.6	**	2.0
25 to 49 Units	5,896	6,554	1,525	1,688	25.9	25.8	4.8	0.9
50 to 74 Units	4,698	4,590	1,150	1,251	24.5	27.3	**	1.6
75 to 99 Units	2,480	2,558	534	**	21.5	**	**	4.9
100+ Units	25,775	29,416	6,804	9,212	26.4	31.3	5.2	2.3
Total	42,361	47,156	11,106	14,313	26.2	30.4	5.7	2.1

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Calgary CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Calgary CMA										
Single Detached	**	**	**	**	1,052	1,136	1,463	1,504	1,384	1,465
Semi detached, Row and Duplex	**	**	**	**	1,167	1,017	1,183	1,141	1,113	1,052
Other-Primarily Accessory Suites	**	**	**	795	929	968	1,187	1,093	900	940
Total	**	**	**	**	1,073	1,012	1,303	1,299	1,151	1,151

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Calgary CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Calgary CMA		
Single Detached	16,745	17,007
Semi detached, Row and Duplex	26,165	26,533
Other-Primarily Accessory Suites	11,968	11,815
Total	54,878	55,355

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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